
RICHARD O. JAMES, ET UX,

GRANTORS

TO

WARRANTY DEED OF GIFT

RICHARD O. JAMES, JR., ET UX,

GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, We, RICHARD O. JAMES AND WIFE, JO ANN JAMES, do hereby give, convey and warrant unto RICHARD O. JAMES, JR. AND WIFE, DEBRA LANEE JAMES, as tenants by the entirety with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, more particularly described as follows, to-wit:

Commence at the Northwest corner of the Village of Nesbit Lot No. 52, as shown by the recorded plat in Plat Book 2, in the DeSoto County Chancery Clerk's Office; in part of Section 26, Township 2 South, Range 8 West, DeSoto County, Mississippi, and being the Northeast corner of the Presley tract; thence North 89 degrees 33 minutes West 498.43 feet along the North line of the Presley tract to a point; thence South 88 degrees 58 minutes West 409.06 feet along the North line of the Presley tract to the point of beginning at the Northeast corner of Lot 1 of the Presley tract; thence South 8 degrees 59 minutes West with wire fence 124.67 feet to an iron pin; thence North 89 degrees 36 minutes West 298.10 feet to an iron pin; thence North 75 degrees 45 minutes West 306.04 feet to an iron pin; thence North 89 degrees 37 minutes West 37.00 feet to the center of Nesbit Road; thence North 0 degrees 03 minutes East with the center of said road 50.00 feet to a point; thence South 89 degrees 36 minutes East along said North property line 651.27 feet to the point of beginning and containing 1.5 acres, more or less. Subject to Nesbit Road right-of-way.

The warranty in this deed is subject to subdivision and zoning regulations in effect in DeSoto County, Mississippi, to rights-of-way and easements for public roads and public utilities, and to any prior reservations or conveyances of minerals, of every kind and character, including, but not limited to, oil, gas, sand and gravel, in, on and under subject property.

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Possession is to be given upon delivery of the deed.

Taxes for the year 1989 are to be prorated.

WITNESS our signatures this the 25th day of July, 1989.

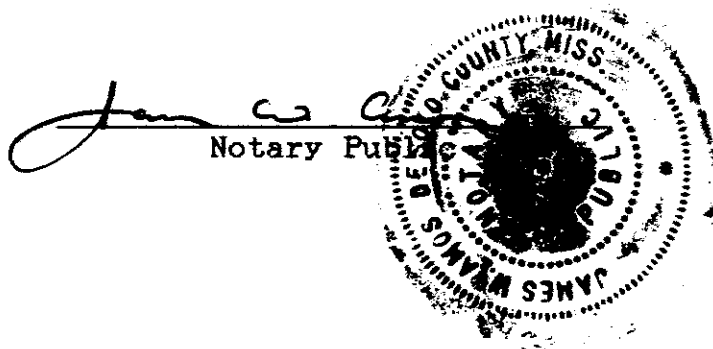
Richard O. James
RICHARD O. JAMES

Jo Ann James
JO ANN JAMES

STATE OF MISSISSIPPI
COUNTY OF DESOTO

This day personally appeared before me, the undersigned authority of law in and for the jurisdiction aforesaid, the above named RICHARD O. JAMES AND WIFE, JO ANN JAMES, who acknowledged that they signed and delivered the above and foregoing Warranty Deed on the day and date therein mentioned as their free and voluntary act and deed and for the purposes therein expressed.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE, this the 25th day of July, 1989.



My Commission Expires:

5/17/92

ADDRESS OF GRANTORS: 1480 Nesbit Road, Nesbit, MS 38651
Residence Phone: (601)-368-1763
Business Phone: 901-396-2360

ADDRESS OF GRANTEES: 915 Starlanding Road, Nesbit, MS 38651
Residence Phone: (601)-368-0039
Business Phone: None

Filed @ 2:45 PM July 25, 1989
Recorded in Book 276 page 629
W. E. Davis, Chancery Clerk